

State of Hawai'i  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Division of State Parks  
Honolulu, Hawai'i 96813

January 25, 2008

Board of Land and Natural Resources  
State of Hawai'i  
Honolulu, Hawai'i

SUBJECT: Approval to Consolidate and Resubdivide Two Residential Lease Lots at  
Ahupua'a 'O Kahana State Park, Ko'olaupua, O'ahu TMK: (1) 5-2-02: por. 1

The Department of Land and Natural Resources, through the Division of State Parks, subdivided lots along Trout Farm Road and Kahana Valley Road in Ahupua'a 'O Kahana State Park in the early 1990s for the award of 31 residential leases. These lots varied from 10,000 to 12,000 square feet and leases were signed in 1993. Lots B-1 and B-2 along Trout Farm Road were incorrectly surveyed and subdivided, such that the existing house structure was not included within the boundaries of Lot B-1 (Attachment 1).

The proposed consolidation and resubdivision will correct the error by reconfiguring the two lots so they are contiguous and incorporate the existing permitted structures. The proposed reconfiguration of the lots is shown in Attachment 2. Lot B-1 has been configured to encompass the existing house building and concrete slab from the former carport. This lot will measure 12,979 sq. feet, including a driveway from Trout Farm Road. Lot B-2 encompasses the existing house, carport and cesspool, as well as an *imu*, storage shed, and animal pen. This lot will measure 16,274 sq. feet, including the driveway. The larger size of these lots was needed to incorporate the structures located within the original boundaries of Lots B-1 and B-2, as well as structures that had been excluded when the lots were originally configured. It also addresses the City and County of Honolulu requirements that do not allow a single permanent, permitted structure to be located on two lots which is currently the case for the carport structure that straddles both lots. The lot configuration has been developed in consultation with the City and County of Honolulu, Department of Planning and Permitting and the State Survey Office.

#### Background

In 1986, revocable permits for residential and agricultural purposes were issued to the 31 families who had continued to reside in Kahana since 1970 when the State acquired the 5,280-acre property for park purposes. Act 5, enacted by the State Legislature in 1987, authorized the State to enter into residential leases with those holding residential permits. The 31 permittees signed a 65-year residential lease with the State in 1993. Many residents were required to construct a new house on the lease lot and they resided in their old house on permit while building their new house. Once they moved into their new house, the permit was to be terminated. In several cases, a lot was subdivided to incorporate an existing house structure that met the building codes and was located within the designated residential area.

Adella Johnson signed a lease (S-5291) for Lot B-1 in 1993. Because her lot was incorrectly surveyed, the house structure is outside the lot boundaries (Attachment 1). State Parks tried previously to consolidate and resubdivide the lot so that it encompasses her existing house structure, but the survey work was never completed. A revocable permit is being issued to Ms. Johnson to address her current house location.

RECOMMENDATION:

That the Board of Land and Natural Resources authorize the Division of State Parks to consolidate and resubdivide Lots B-1 and B-2 along Trout Farm Road, Ahupua'a 'O Kahana State Park to correctly reflect the location of existing houses and permitted structures. That the Board also grant approval for the consultant M&E Pacific to finalize the survey of the lot boundaries as shown in Attachment 2 and process the required documents to execute the consolidation and resubdivision of the lots.

Respectfully submitted,

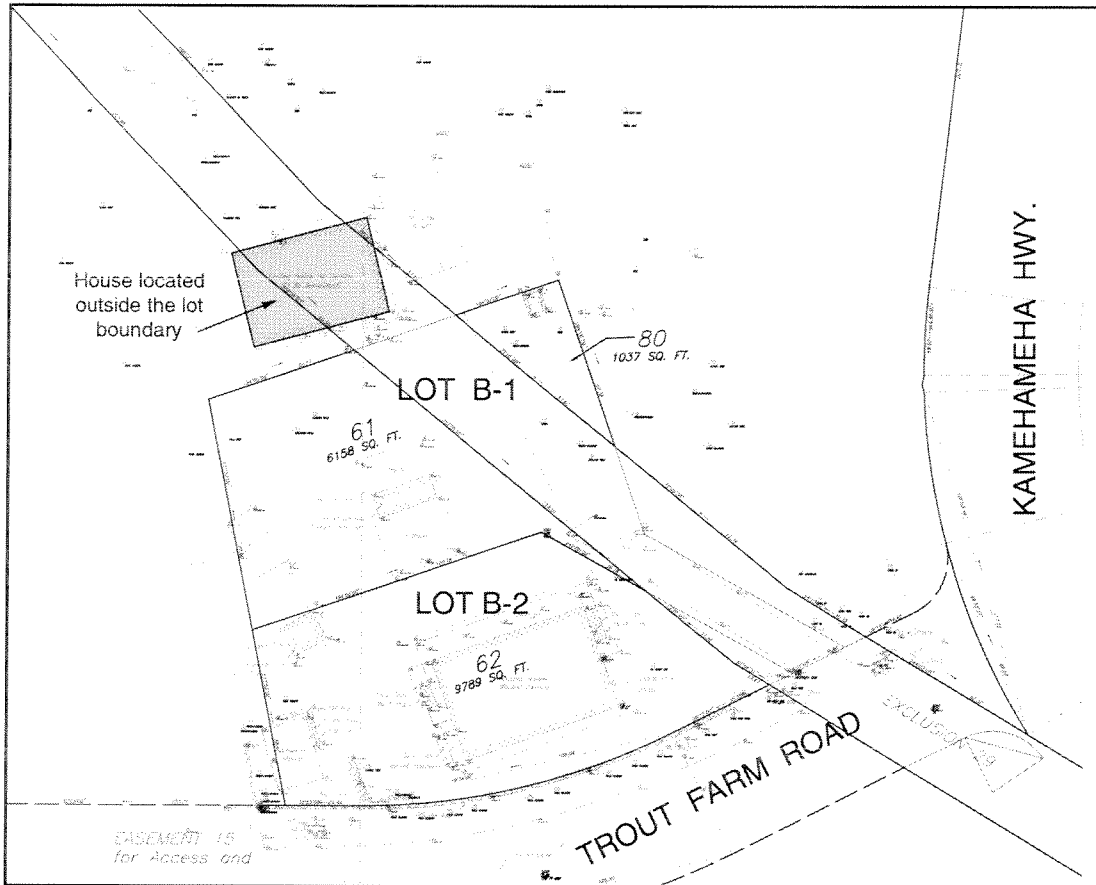


DANIEL S. QUINN  
State Parks Administrator

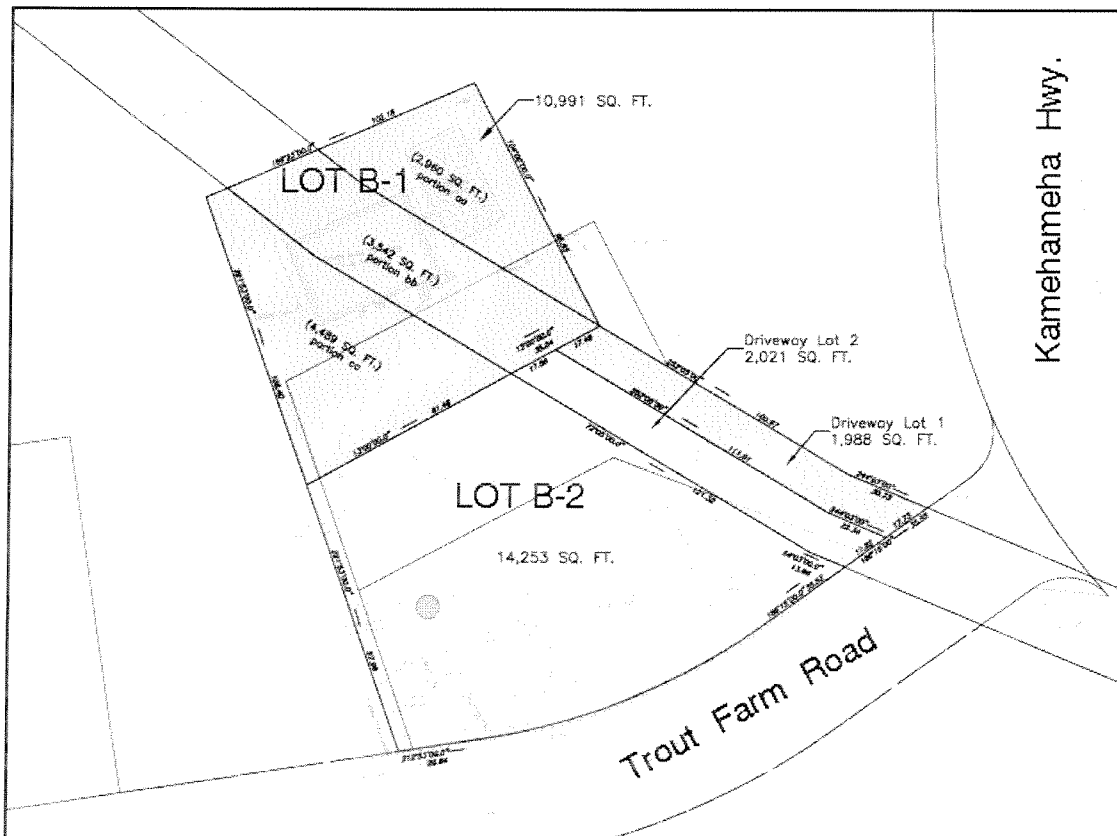
APPROVED FOR SUBMITTAL:



LAURA H. THIELEN, Chairperson



ATTACHMENT 1 – Current subdivision of Lots B-1 and B-2.



ATTACHMENT 2 – Proposed resubdivision of Lots B-1 and B-2.